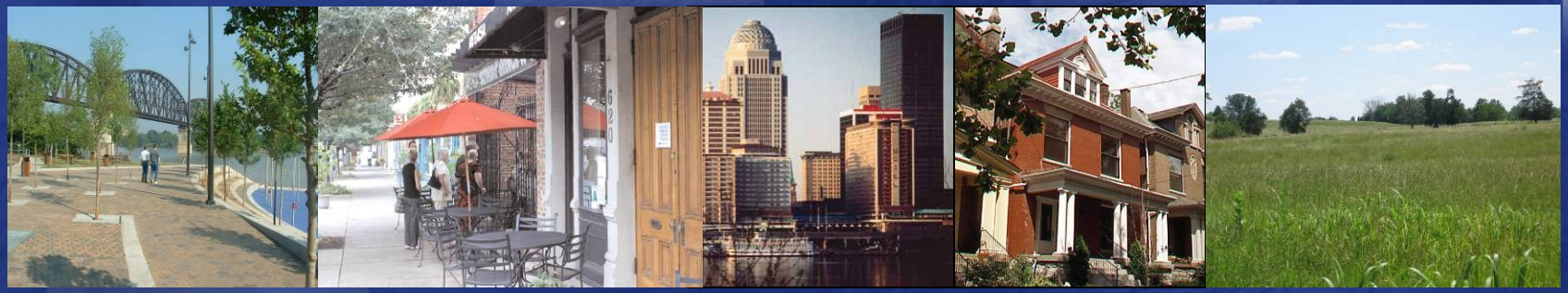

Neighborhood Planning: A Form-Based Approach

Charles Cash, AIA, Planning Director
Ken Baker, AICP, Planning Supervisor
Chris French, AICP,Planning

PNCBANK

A&P
CLEANING
PRESSING
BAKERY

606

Merger

Jefferson County

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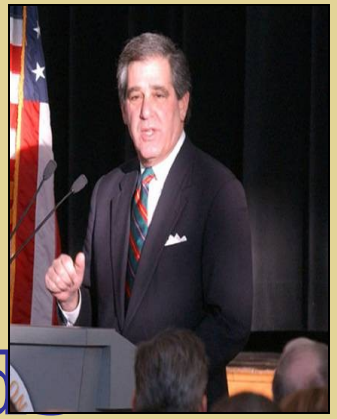
OF LOVISVILLE 1778

Louisville

Mayor Abramson's Strategic Plan 2004-2007



- **Create Strong Neighborhood**
  - Integrate strong planning, design, and code enforcement to improve neighborhoods
  - Create a housing strategy that assures adequate choice, supply, and access in neighborhoods
  - Implement a unified approach to downtown development and maintenance, and reinforce downtown as the vibrant, 24-hour hub of Louisville Metro
  - Partner with neighborhoods to develop assessments and improvement strategies
  - Coordinate government services at the neighborhood level

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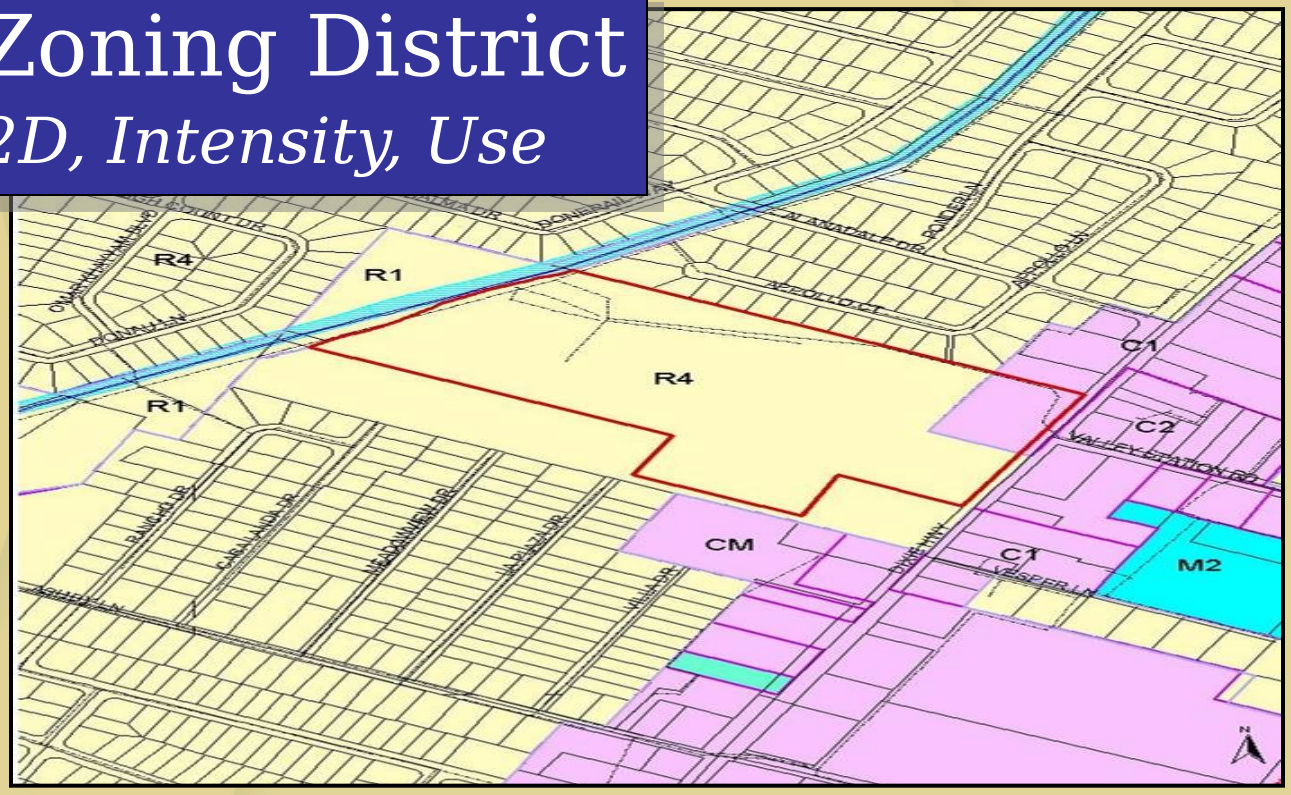
Two-tiered Approach in Cornerstone 2020

Zoning District

2D, Intensity, Use



Two-tiered Approach in Cornerstone 2020

Form District

3D, Context & Compatibility

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Form Districts

Traditional

-Downtown
-Traditional Neighborhood
-Traditional Workplace
-Traditional Marketplace Corridor
-Town Center
-Village Center

Suburban

-Neighborhood
-Suburban Workplace
-Suburban Marketplace Corridor
-Regional Center
-Village Outlying
-Campus

Traditional Form Districts

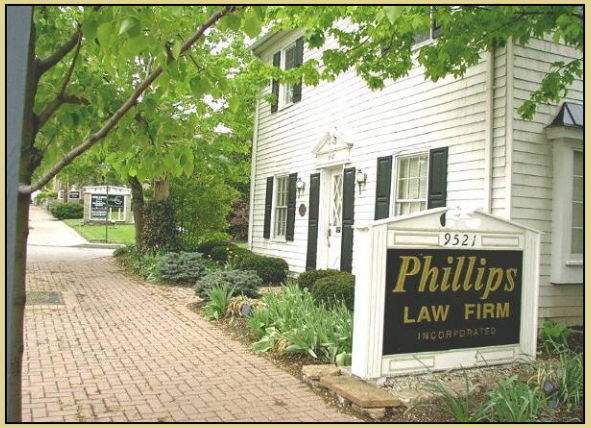
Downtown

Traditional Marketplace

Traditional Workplace

Traditional Neighborhood

Town Center



Village Center

METRO Louisville

Suburban Form Districts

Suburban Marketplace Corridor

Regional Center

Suburban Neighborhood

Campus

Suburban Workplace

Village Outlying

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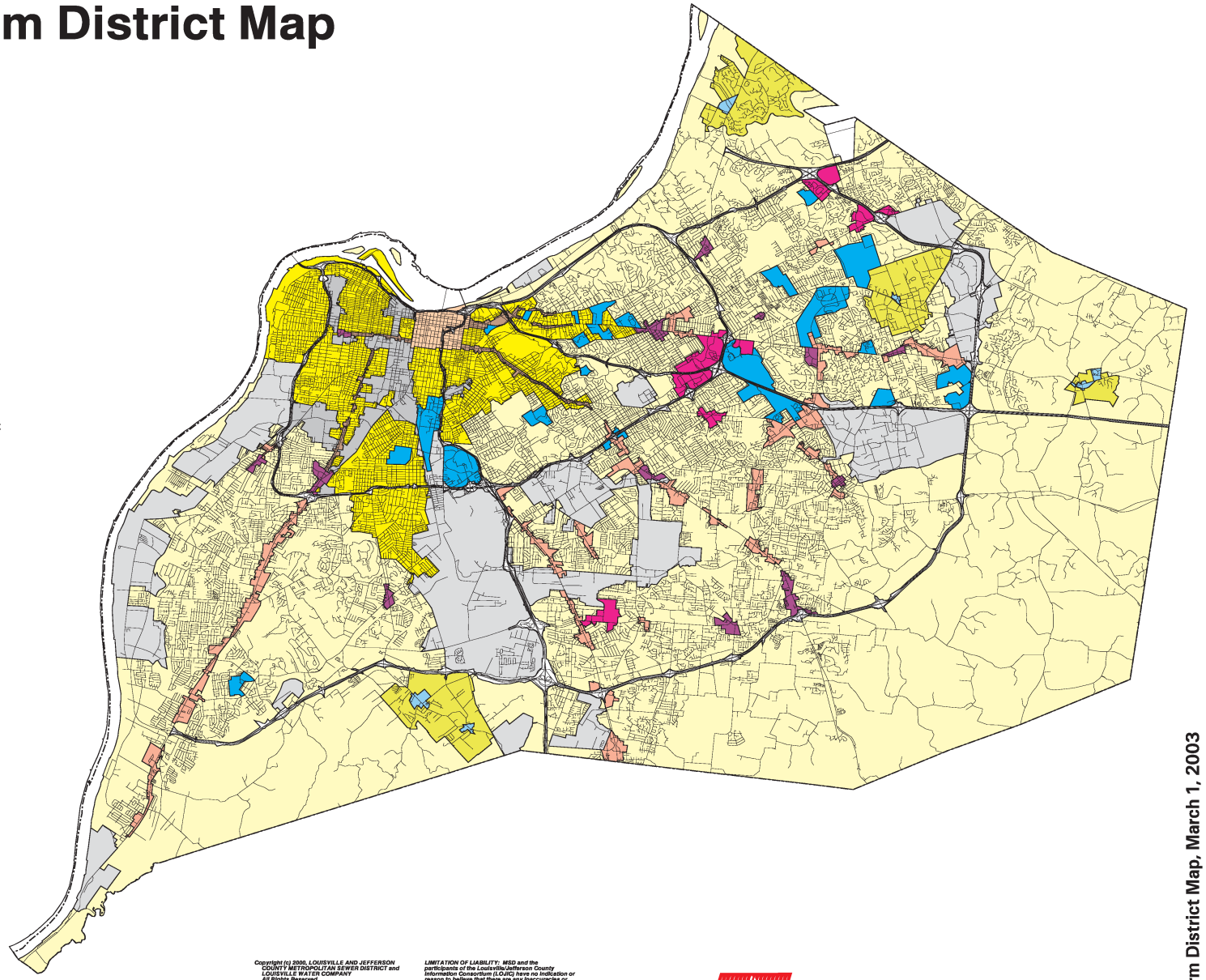
Official Form District Map

- Downtown Form District
- Traditional Neighborhood Form District
- Neighborhood Form District
- Village Form District
- Village center
- Town Center Form District
- Regional Center Form District
- Traditional Marketplace Corridor Form District
- Suburban Marketplace Corridor Form District
- Traditional Workplace Form District
- Suburban Workplace Form District
- Campus Form District
- No Form District in Effect



1 Mile 6

1" = 1 Mile

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Louisville/Jefferson County Information Consortium (LOJIC), a Jefferson County, Kentucky, based cooperative project of:

City of Louisville
Jefferson County
Metropolitan Sewer District
Property Valuation Administrator
Louisville Water Company

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Louisville/Jefferson County Information Consortium

Official Form District Map, March 1, 2003

"…specific recommendations found in these plans and strategies are intended to **take precedence** over more general guidelines of the Comprehensive Plan."

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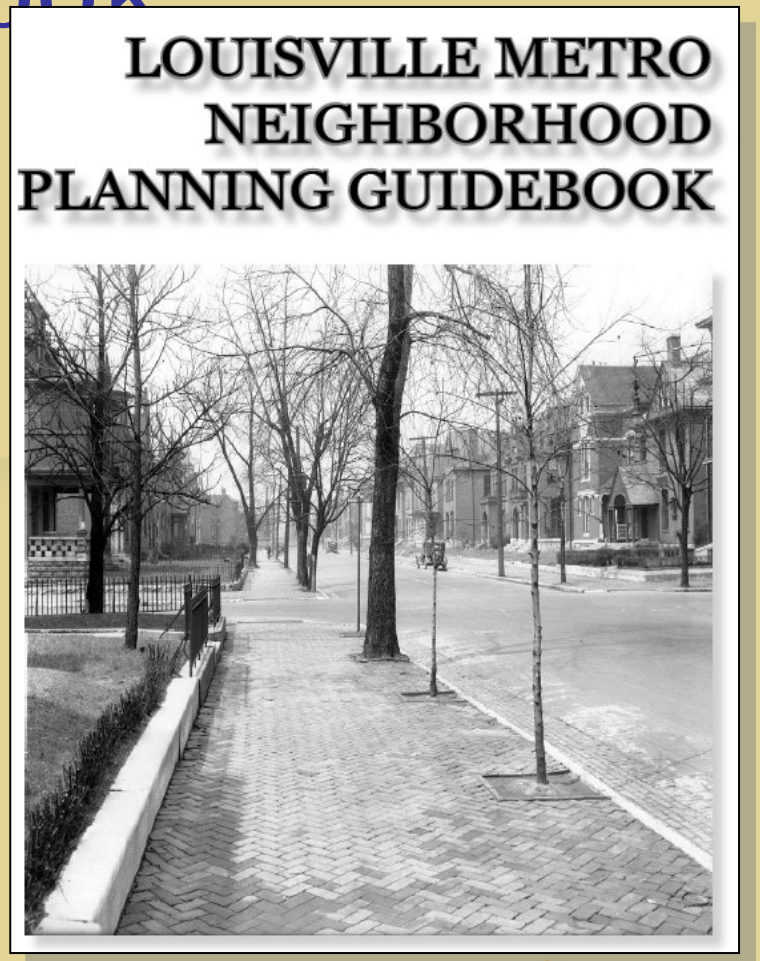
Neighborhood Planning Guidebook

- Guide staff and consultants for plans
- Define process
- Present methods and techniques
- Provide additional resources



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Neighborhood Plan Process

- **Emphasis**:
  - Educate neighborhood about existing form and zoning districts
  - Guide neighborhood to envision the form they desire
  - Build consensus

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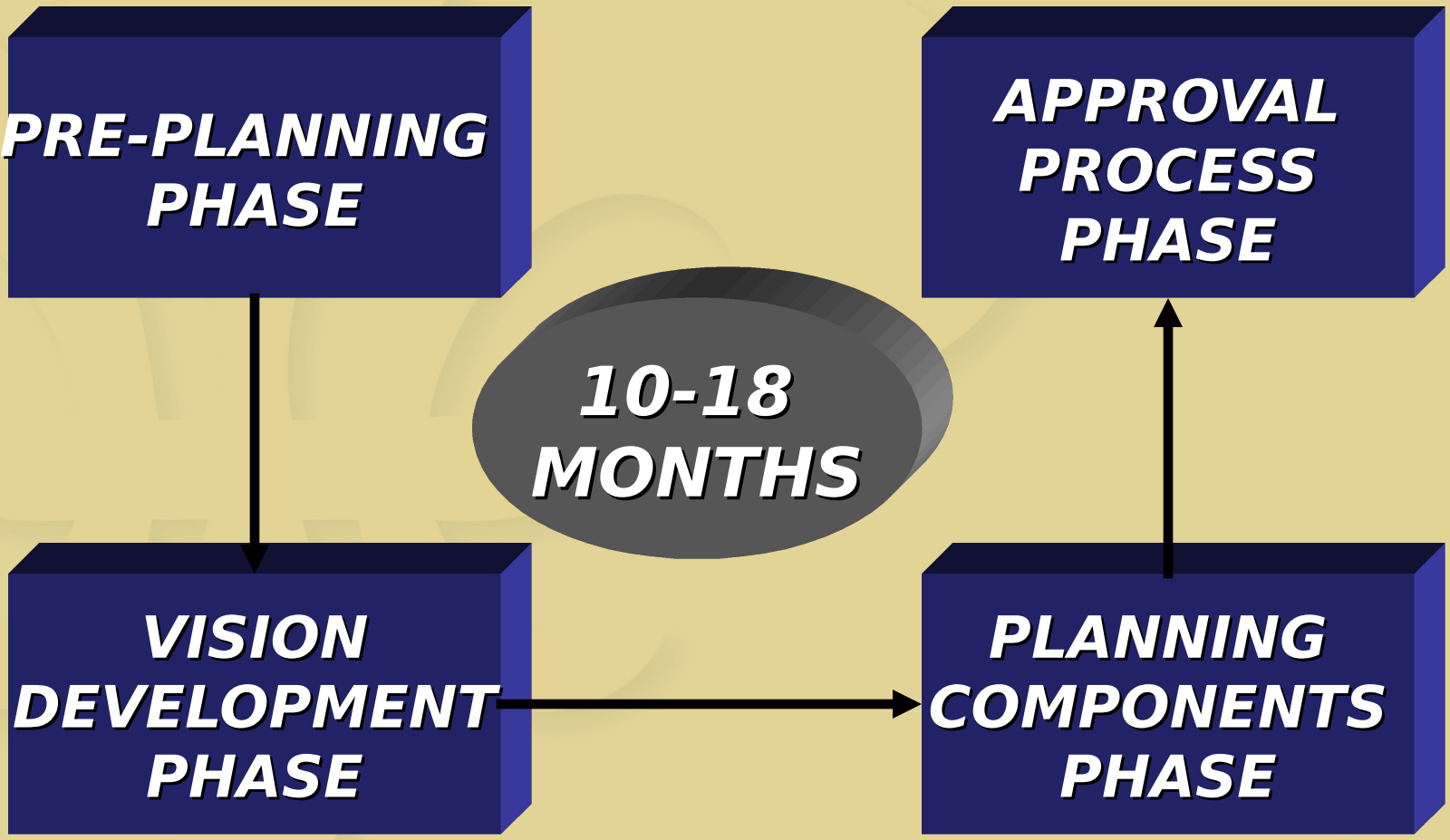
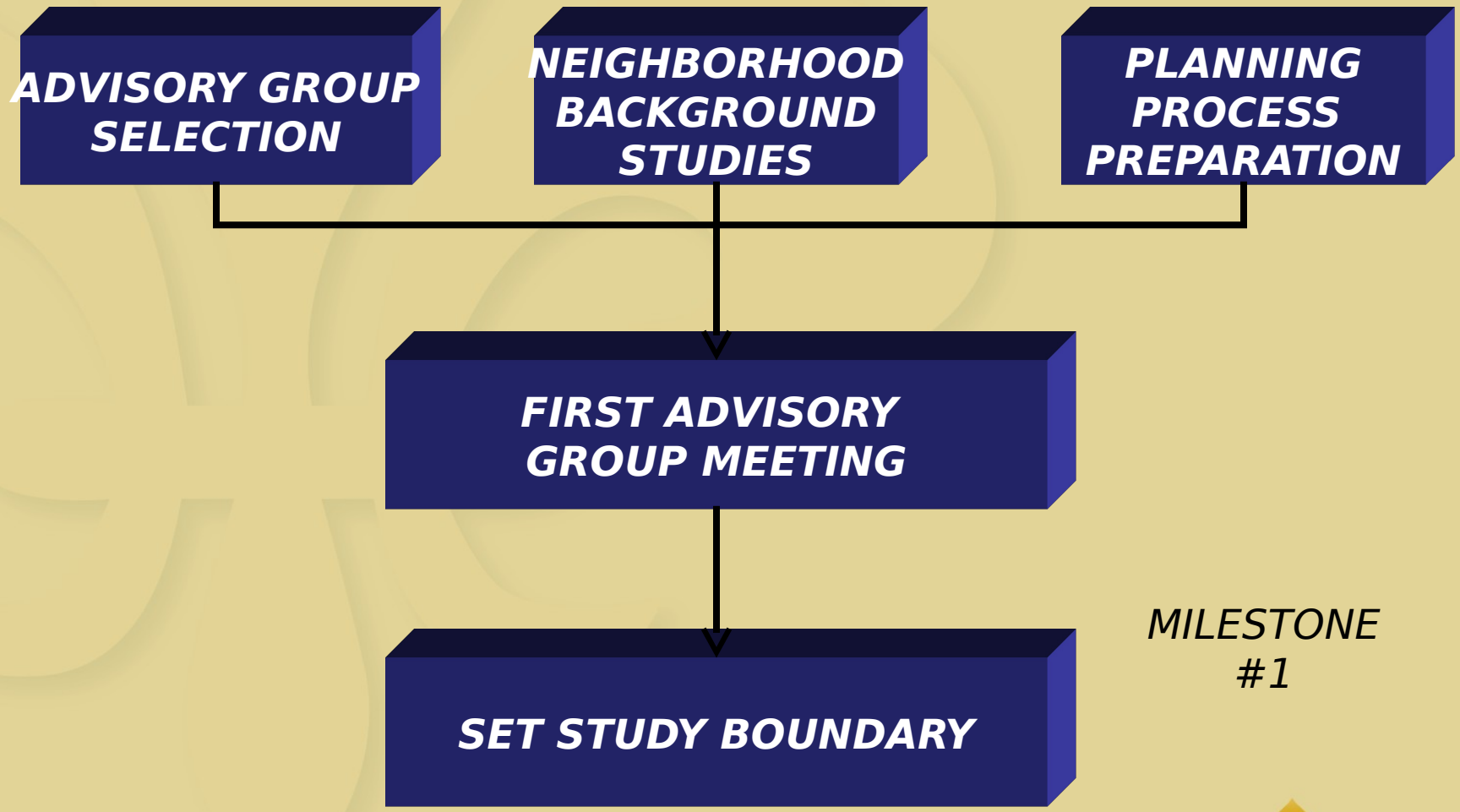
Neighborhood Plan Process



Pre-Planning Phase



MILESTONE #1

Neighborhood Plan Advisory Group

Primary Role:

- **Identify issues and provide input**
- **Perform an advisory role**
- **Engage neighborhood residents**

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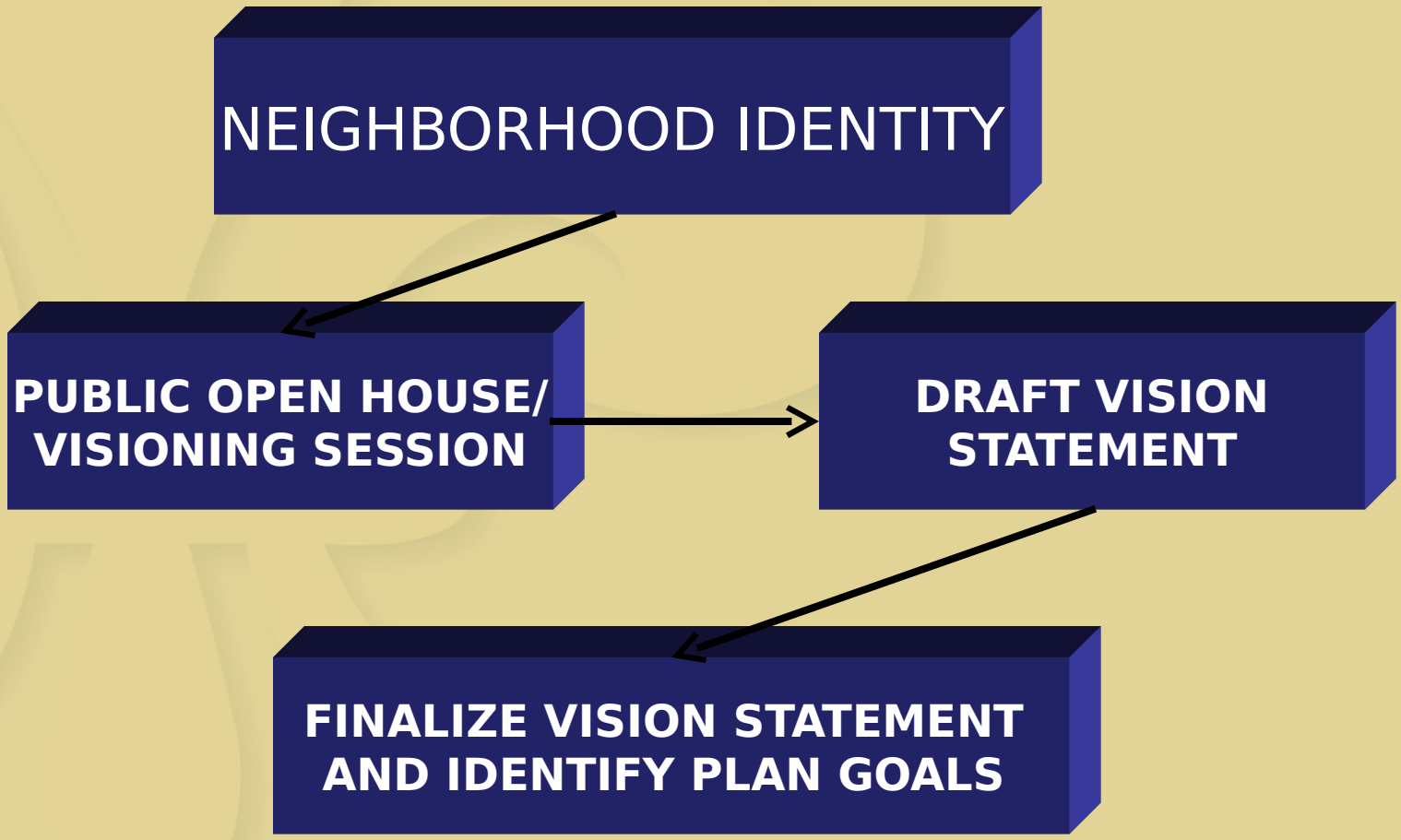
Vision Development Phase


NEIGHBORHOOD IDENTITY
PUBLIC OPEN HOUSE/ VISIONING SESSION
DRAFT VISION STATEMENT
FINALIZE VISION STATEMENT AND IDENTIFY PLAN GOALS

Planning Components Phase

Land Use/Community Form

LAND USE/
COMMUNITY FORM
Review background research
Are there any land use Conflicts?
Is existing form compatible to comp plan?

Mobility

Walkability Survey

Where do you want to go?

What are the places in your neighborhood that you get to by walking? On the map marked "Where do you want to go?" please do the following:

Circle Places You Go...
Circle all places you go frequently in the following colors:
RED - shopping locations
BLUE - workplaces
GREEN - schools, parks, places of worship

Draw Bus Routes...
Using a black pen, draw bus routes in your neighborhood and place a "T" wherever there is a bus or other transit stop.

Identify Important Places You Go...
Label important places you go most often with the letters "IP". Choose the 1 or 2 most important places.

what's in loui's backpack?

Put a check next to each item as you pack your own backpack.

- his walkable survey participant packet,
- a red, blue, green and black marker,
- a clipboard,
- a measuring tape,
- a bottle of water,
- an apple,
- sunscreen with SPF,
- his camera,
- and a sketchbook!

Example Map

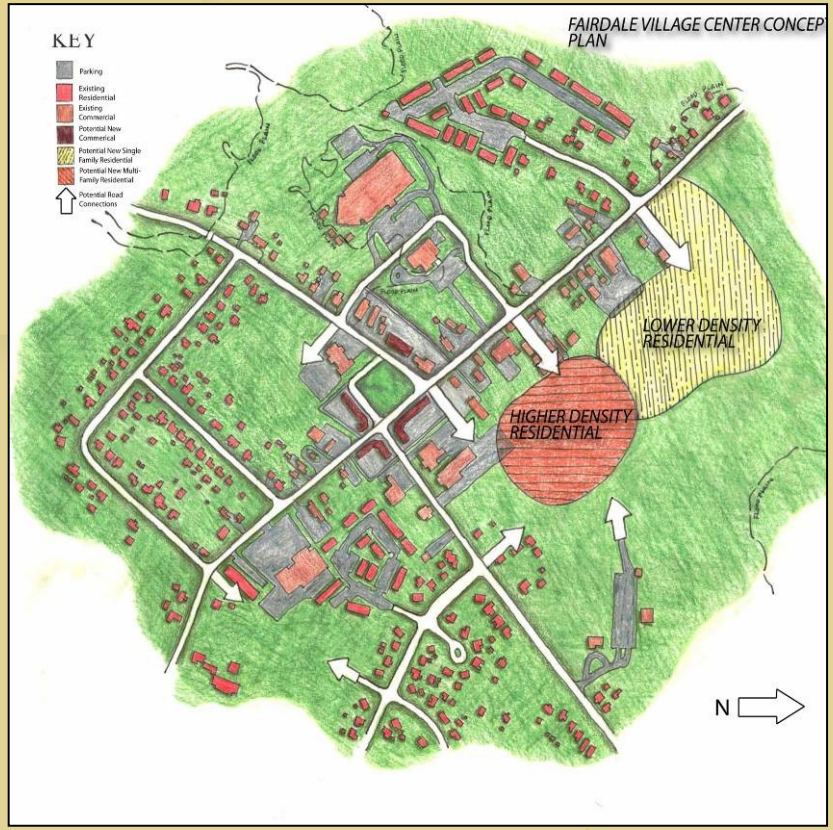
LOUISVILLE NEIGHBORHOOD WALKING SURVEY 5

Metro Louisville

Optional Planning Components

- *Housing*
- *Historic Preservation*
- *Parks, Open Space, and Recreation*
- *Environmental Resources*
- *Economic Development*
- *Community Facilities and Services*

Public Charrette/Workshop



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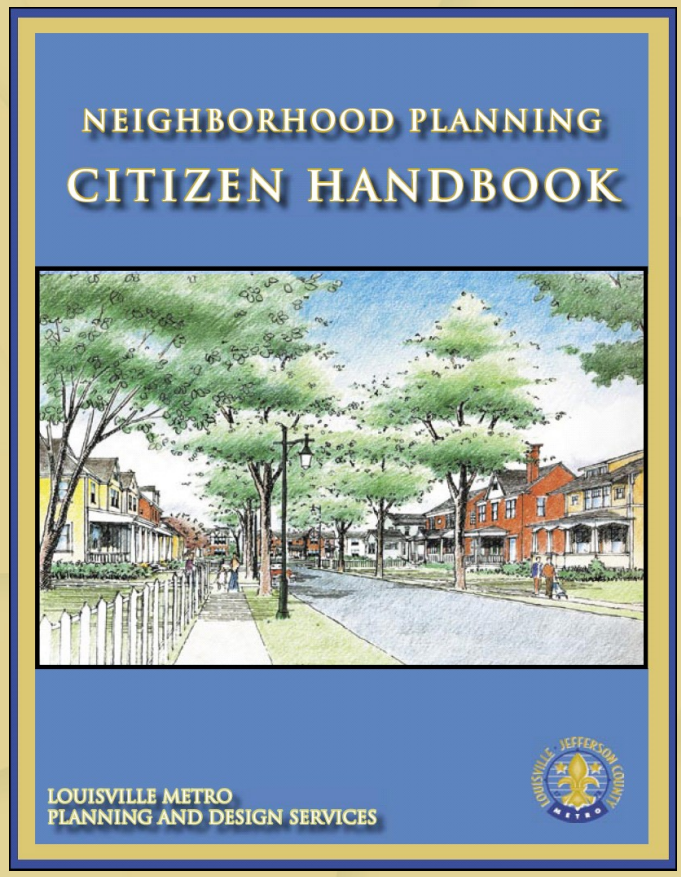
Plan Implementation Table

RECOMMENDATION	IMPLEMENTATION RESPONSIBILITY	TIMEFRAME
1. Rezone all four properties at the corner of 6th St. and Adams Lane to C-1 commercial.	Louisville Metro Planning Commission	Short (<1 year)
1. Add sidewalks to both sides of Adams Lane from 6th St. to 9th St.	Metro Planning & Design Services & Public Works	Medium (1-3 years)
1. Develop on-street parking permit program	Metro Public Works	Short (<1 year)

Approval Process Phase

Citizen Handbook



What is a neighborhood?

How would you describe your neighborhood? Is it all about the place -- a network of streets, homes and other buildings that happen to be near each other? Is it about the people, and the shared relationships and associations between neighbors? Or is it some combination of the two?

Ask the residents of any neighborhood and they might begin by describing the homes, businesses, streets and sidewalks around them. They may also mention nearby schools, hospitals, libraries and other public institutions, or local landmarks like parks and playgrounds. Any place where people meet and gather, from the corner hardware store to the movie theatre in the mall, is an important part of the social fabric of a neighborhood as well.

However you choose to describe them, it's clear that our neighborhoods are fundamental building blocks of our community and a basic planning unit of any urban area. Louisville is fortunate to have many strong, viable and beautiful neighborhoods that combine to make a truly distinctive city.

Downtown's Riverwalk Trail

6 Neighborhood Planning Citizen Handbook

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Citizen Handbook Contents

- *What is a neighborhood?*
- *Why is neighborhood planning important?*
- *How will a plan benefit my neighborhood?*
- *How will the plan be used?*
- *What is Cornerstone 2020?*
- *What is the planning process?*
- *What happens after the plan is adopted?*
- *What makes a plan successful?*

Case Study

OPEN HOUSE
ORIGINAL HIGHLANDS NEIGHBORHOOD PLAN

Sunday, February 26, 2006

2:00 PM

Jefferson Traditional Middle School Auditorium

1418 Morton Avenue

SCHEDULE:

2:00-2:30 - Refreshments & View Exhibits

2:30-3:00 - Presentation about Plan

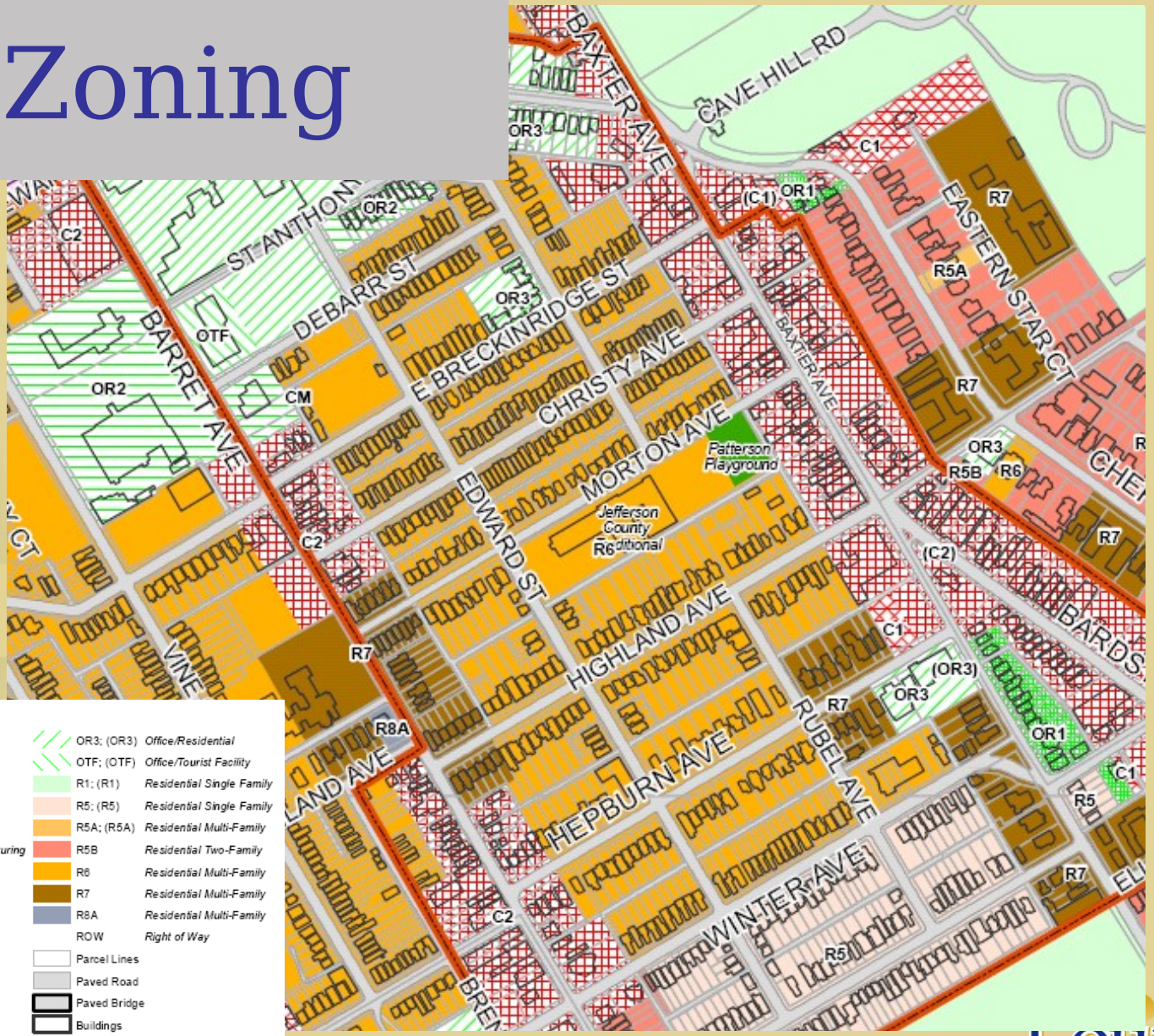
3:00-3:30 - Your Thoughts

Survey Results

Overall, how would you rate your experience living in Original Highlands?

Response	Number	Percent
Excellent	18	35.3
Good	28	54.9
Fair	5	9.8
Poor	0	0.0
Total	51	100.0

Zoning



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Traditional Neighborhood

Traditional Marketplace

P.A.R.K.

- Baxter & Barret corridors – existing & future
- Maintaining single-family residential character
- Crime & Safety
- Parking
- Alley clean-up & restoration
- Institutional reuse
- Vacant or underused parcels
- Lack of recreational/park area
- Aesthetics
- Historic Significance

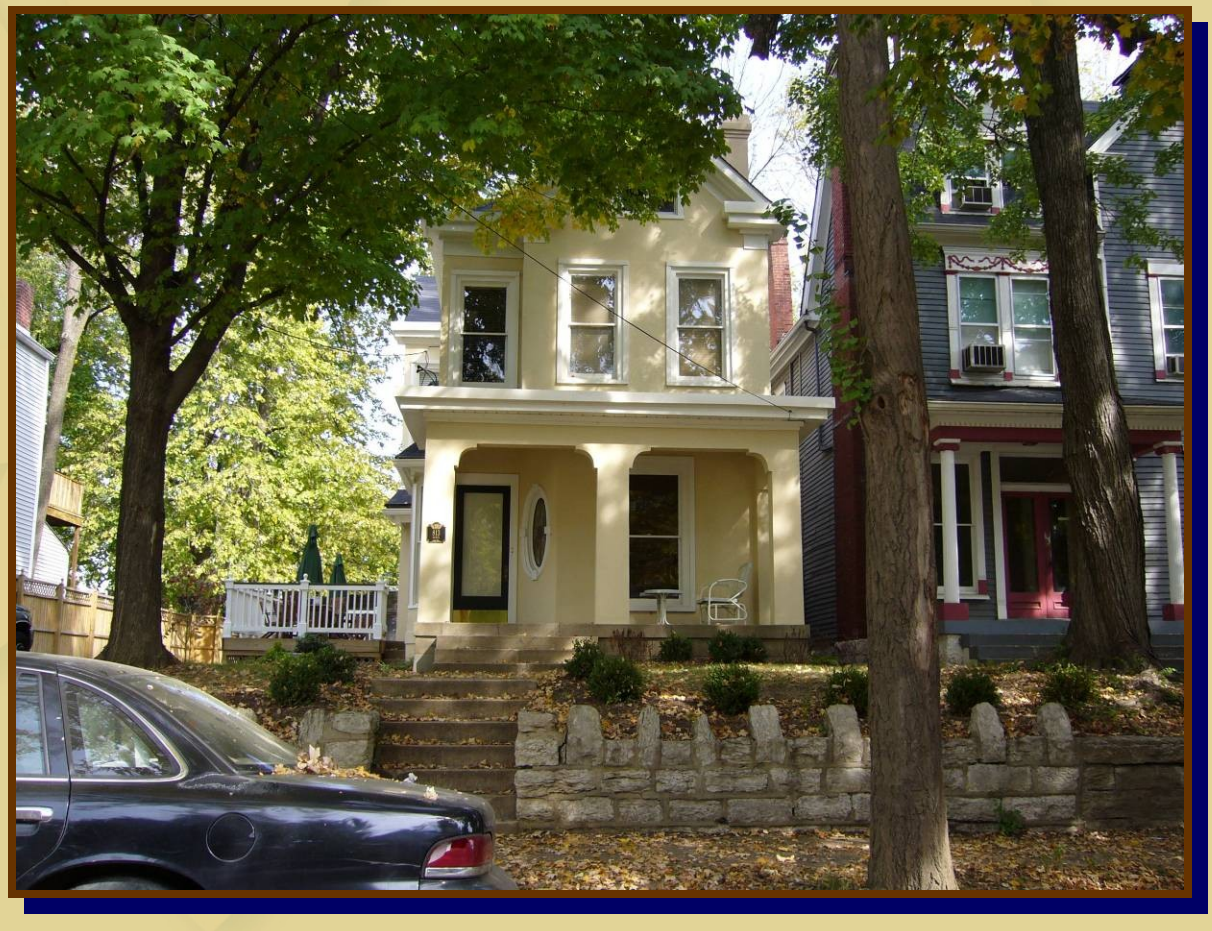
Issue: Baxter and Barret Corridors

(Photo Courtesy of John Riddick)

Metro Louisville

Issue: Single-family Residential Character

(Photo Courtesy of John Riddick)



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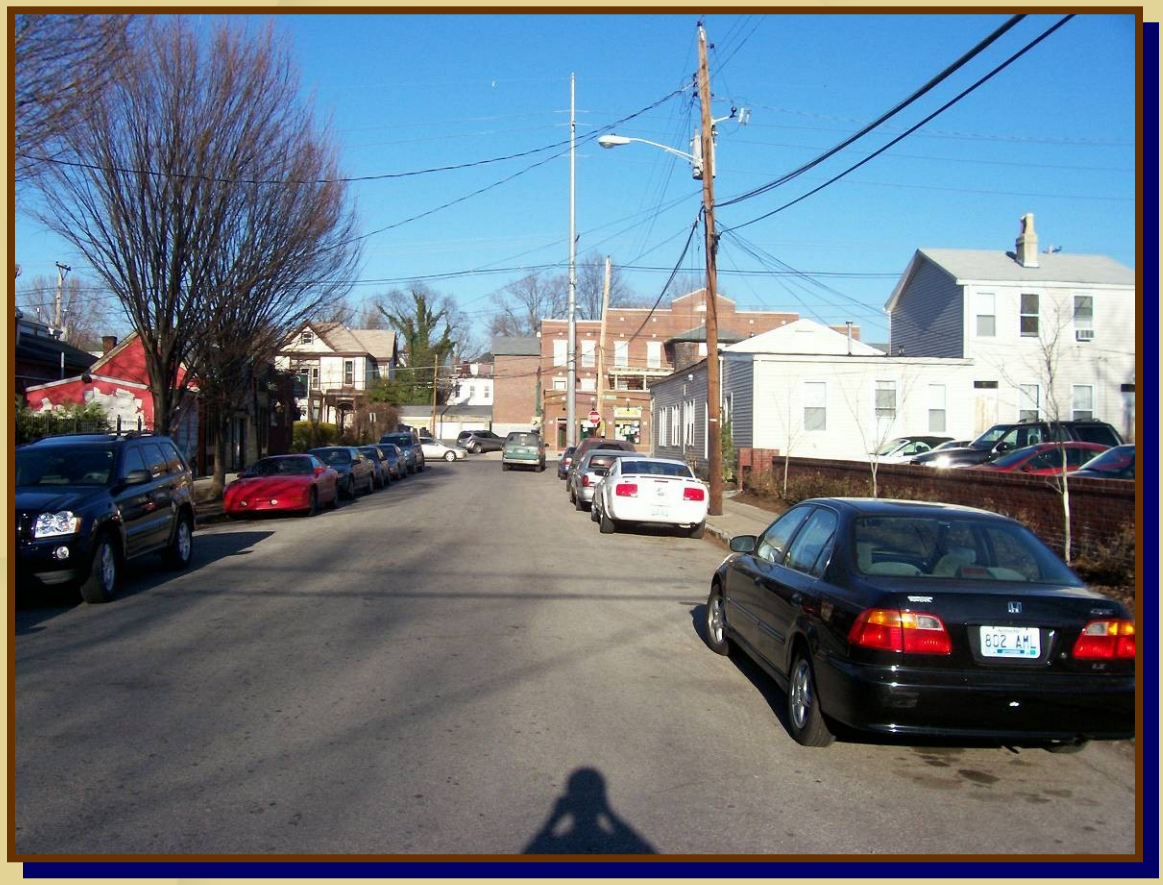
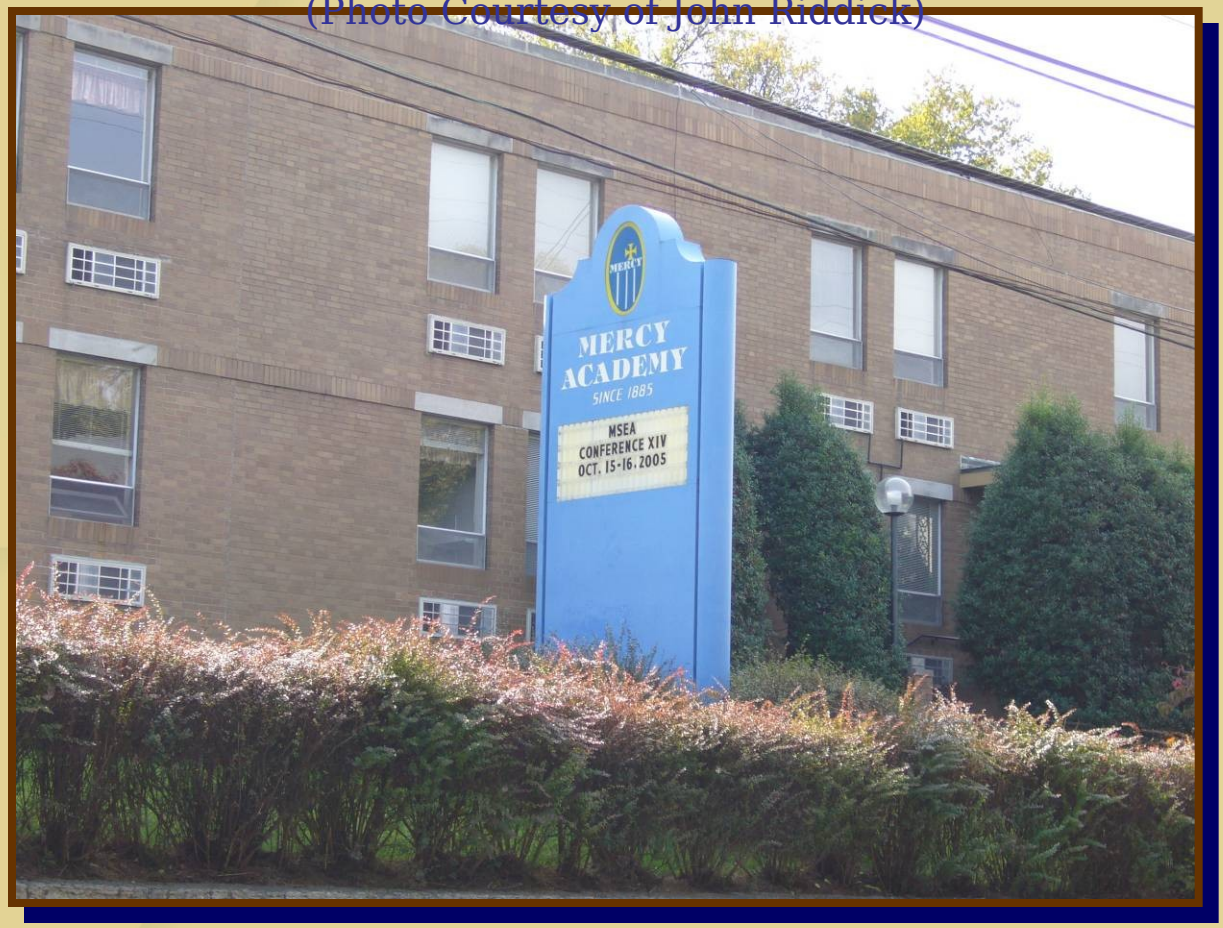
Issue: Parking and Cut-through Traffic



Issue: Institutional Reuse

(Photo Courtesy of John Riddick)



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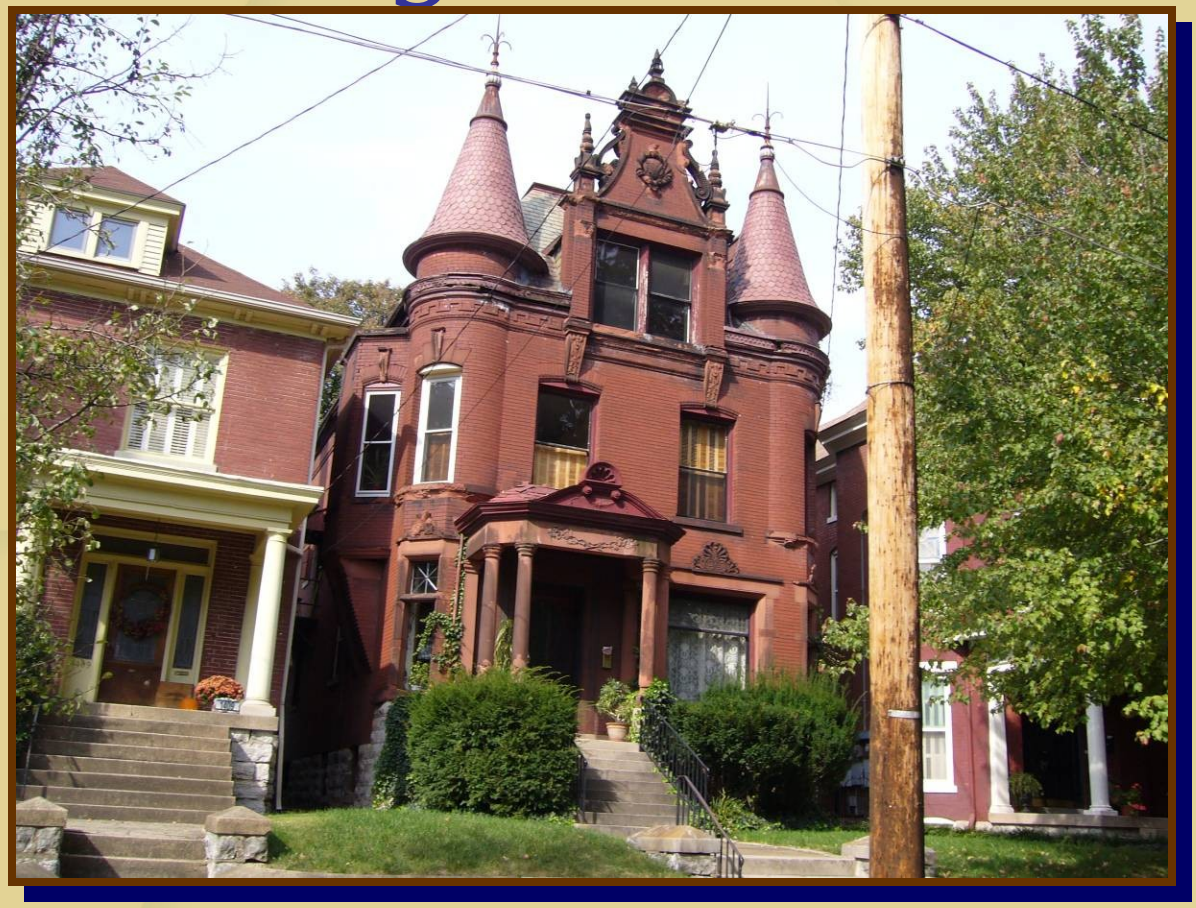
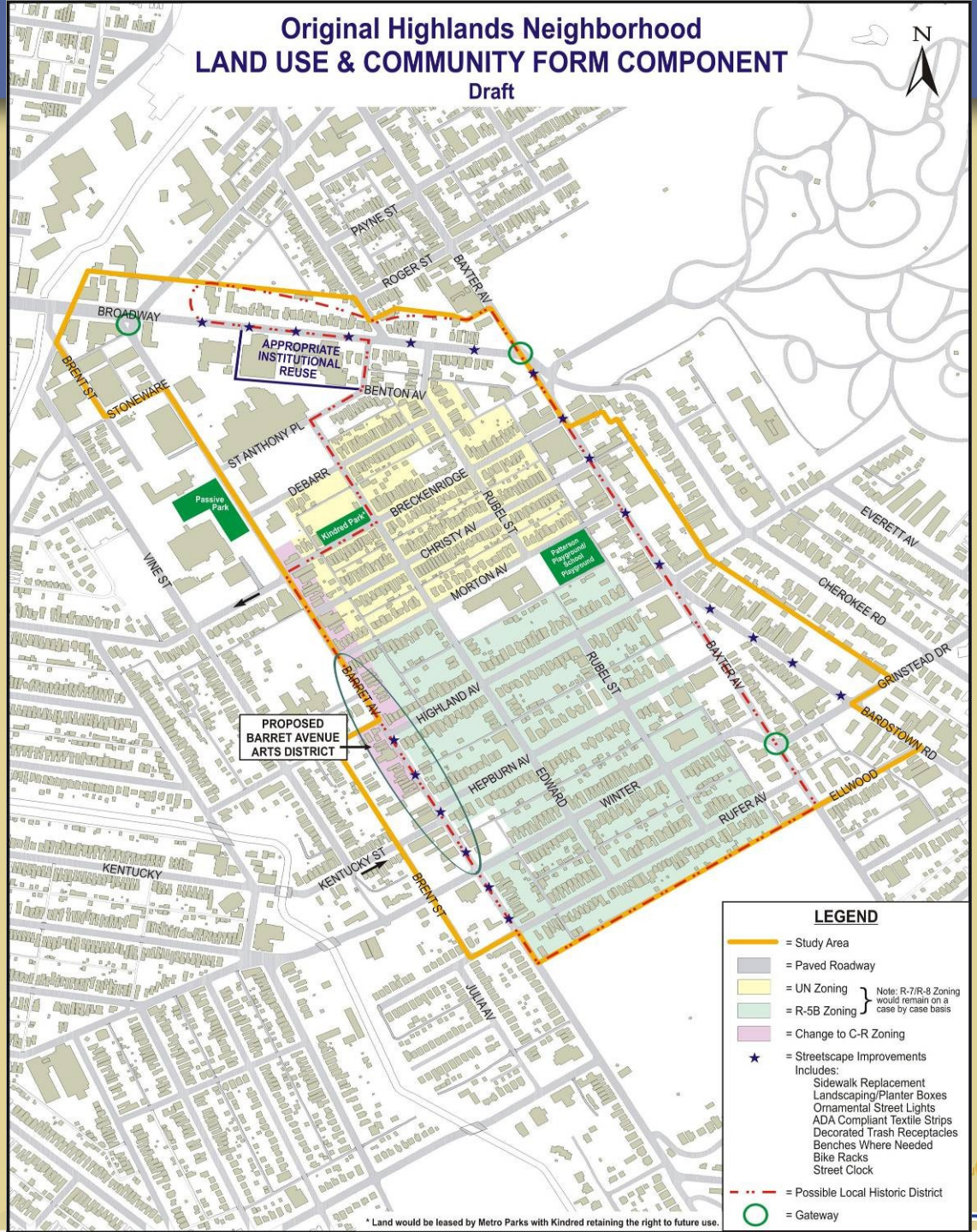
Issue: Historic Significance





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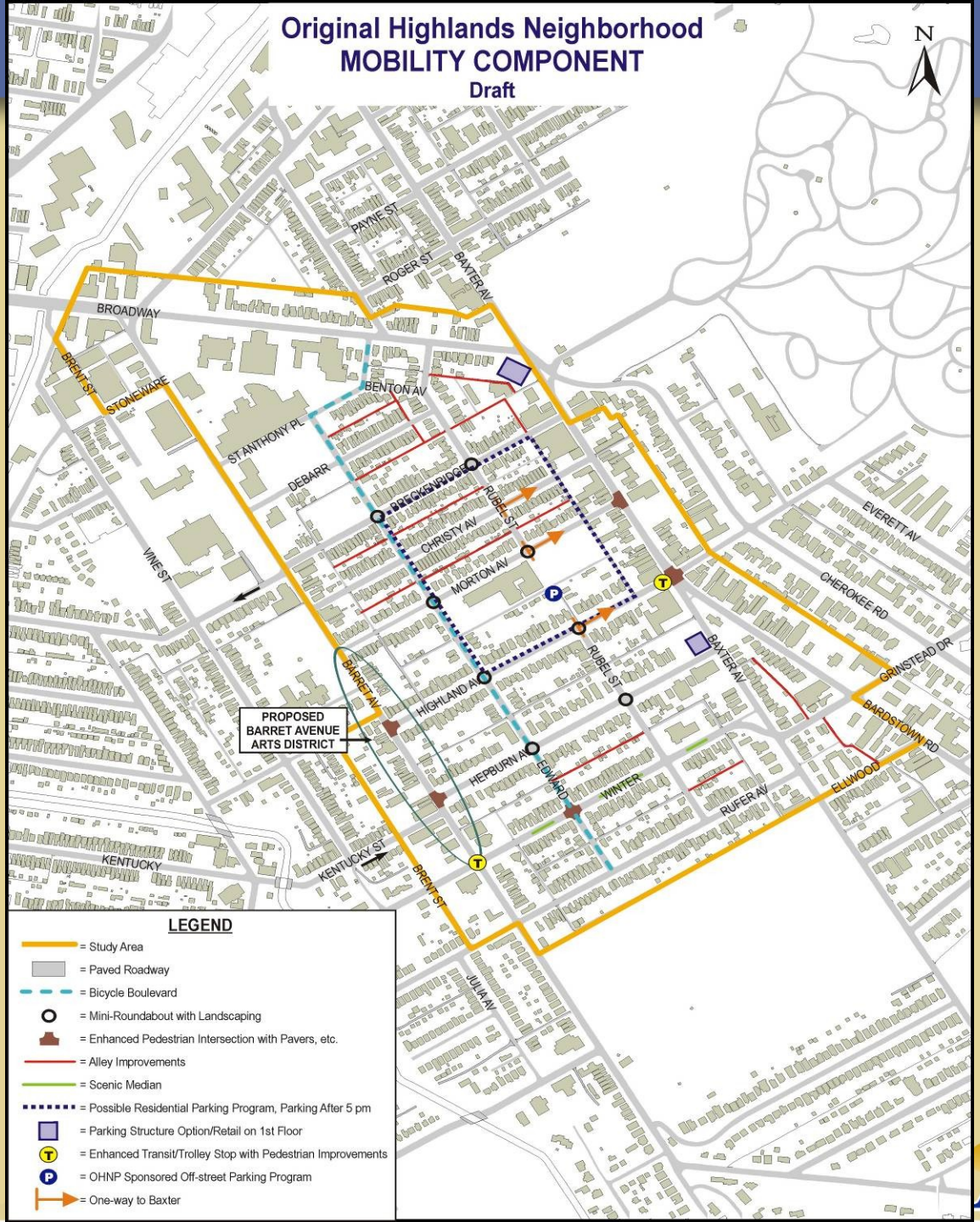
Original Highlands Neighborhood
MOBILITY COMPONENT
Draft
N
BROADWAY
PAYNE ST
ROGER ST
BAXTER AV
BRENT ST
STONEWARE
BENTON AV
ST ANTHONY PL
DEBARR
BRECKENRIDGE
RUBEL ST
CHRISTY AV
MORTON AV
VINE ST
EVERETT AV
CHEROKEE RD
GRINSTEAD DR
BARDSTOWN RD
ELLWOOD
BARRET AV
HIGHLAND AV
PROPOSED
BARRET AVENUE
ARTS DISTRICT
HEPBURN AV
EDWARD
WINTER
RUFER AV
KENTUCKY
KENTUCKY ST
JULIA AV
LEGEND
= Study Area
= Paved Roadway
= Bicycle Boulevard
= Mini-Roundabout with Landscaping
= Enhanced Pedestrian Intersection with Pavers, etc.
= Alley Improvements
= Scenic Median
= Possible Residential Parking Program, Parking After 5 pm
= Parking Structure Option/Retail on 1st Floor
= Enhanced Transit/Trolley Stop with Pedestrian Improvements
= OHNP Sponsored Off-street Parking Program
= One-way to Baxter

Conclusion

- Recommendations:
  - Enhance existing neighborhood form
- Quick Wins:
  - Parking permit program
  - Rezone portions of neighborhood
  - Start local landmarks district process
- Completed plan on schedule
- Neighborhood continues participation in solutions

Lessons Learned

1. Clearly define process & timeframe for plans.
2. Establish outreach and communication procedures from beginning.
3. Use the vision statement to maintain focus in plan process.
4. Evaluate plan progress constantly and don’t be afraid to change.
5. Every plan should include a quick win for implementation.

www.louisvilleky.gov/PlanningDesign/Neighborhood+Plans/

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Find City Services Near You
My Louisville Go
PLANNING AND DESIGN
Planning and Design
Neighborhood Plans
Neighborhood Planning Program
Fairdale Neighborhood Plan
Mockingbird Valley Neighborhood Plan
Original Highlands Neighborhood Plan
Portland Neighborhood Plan
SoBro Neighborhood Plan
Tyler Rural Settlement Neighborhood Plan
Neighborhood Planning Program
"By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities." Socrates, Greek philosopher and dramatist (469-399 BC)
APPROVED PLANS
CURRENT PLANS
PURPOSE
Neighborhoods are the localities in which people live. Their conditions can have an enormous influence on our health, well-being, and general quality of life. Everyday neighborhood life carries over into greater public realm, adding to the overall sense of place for a community. A city which is made up of interconnected, livable neighborhoods lays the foundation for the creation of a sustainable community.
Socrates' wisdom instructs us that in order to create this cohesiveness, we must plan. While a comprehensive plan looks toward community-wide direction, a neighborhood plan tailors this approach
Neighborhood plans help protect and enhance Louisville neighborhoods such as Highlands-Douglass.
By utilizing proven planning practices such as design charrettes, neighborhood planning is designed to optimize citizen participation.

Metro Louisville

Charles Cash, AIA
Planning Director
charles.cash@louisvilleky.gov

Ken Baker, AICP
Planning Supervisor
kendal.baker@louisvilleky.gov

Chris French, AICP
Planning Coordinator
christopher.french@louisvilleky.gov